071.0	0001	0014.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	767,800 / 767,800
					USE VALUE:	767,800 / 767,800
					ASSESSED:	767,800 / 767,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
54		BEVERLY RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DUDDY MAUREEN	
Owner 2:		
Owner 3:		
Street 1:	54 BEVERLY ROAD	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:	Own Occ: Y
Postal:	02474	Type:	

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 9,726 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1952, having primarily Vinyl Exterior and 1822 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9726.000	269,600		498,200	767,800
Total Card	0.223	269,600		498,200	767,800
Total Parcel	0.223	269,600		498,200	767,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 421.50 | /Parcel: 421.5

Legal Description

Entered Lot Size | Total Land: | Land Unit Type:

User Acct 45089

GIS Ref

GIS Ref

Insp Date 10/22/18

!6026!

PREVIOUS ASSESSMENT

Parcel ID 071.0-0001-0014.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	269,600	0	9,726.	498,200	767,800	767,800	Year End Roll	12/18/2019
2019	101	FV	248,500	0	9,726.	498,200	746,700	746,700	Year End Roll	1/3/2019
2018	101	FV	248,500	0	9,726.	427,100	675,600	675,600	Year End Roll	12/20/2017
2017	101	FV	248,500	0	9,726.	398,600	647,100	647,100	Year End Roll	1/3/2017
2016	101	FV	248,500	0	9,726.	341,700	590,200	590,200	Year End	1/4/2016
2015	101	FV	247,400	0	9,726.	306,100	553,500	553,500	Year End Roll	12/11/2014
2014	101	FV	247,400	0	9,726.	283,300	530,700	530,700	Year End Roll	12/16/2013
2013	101	FV	245,200	0	9,726.	270,100	515,300	515,300		12/13/2012

PRINT

Date	Time
12/10/20	20:50:34

LAST REV

Date	Time
02/26/20	15:10:02
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6026

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MOTTLA PETER J/	1111-98		6/2/1993		214,600	No	No		Y

USER DEFINED

Prior Id # 1:	45089
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/22/2019	1680	Porch	50,450	C				
10/1/2015	1448	Heat App	3,900					
10/19/2012	1351	Redo Kit	27,200	C				
3/24/2008	268	Re-Roof	8,000	C		G9	GR FY09	
3/10/2003	152	Redo Bat	6,000					

ACTIVITY INFORMATION

Date	Result	By	Name
10/22/2018	Meas/Inspect	BS	Barbara S
7/3/2013	Info Fm Prmt	EMK	Ellen K
4/19/2013	Info Fm Prmt	EMK	Ellen K
2/13/2009	Meas/Inspect	372	PATRIOT
11/12/1999	Inspected	256	PATRIOT
11/2/1999	Mailer Sent		
10/8/1999	Measured	267	PATRIOT
8/1/1988		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9726		Sq. Ft.	Site		0	70.	0.73	4									498,245						498,200	

Total AC/HA: 0.22328 | Total SF/SM: 9726 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 498,245 | Spl Credit | Total: 498,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	8 - Brick Veneer	20	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1952	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G14	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		26.4	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	1.00340950
Adj $ / SQ:	128.687
Other Features:	85440
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	366364
Depreciation:	96720
Depreciated Total:	269644

COMMENTS

OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	3	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	2003
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

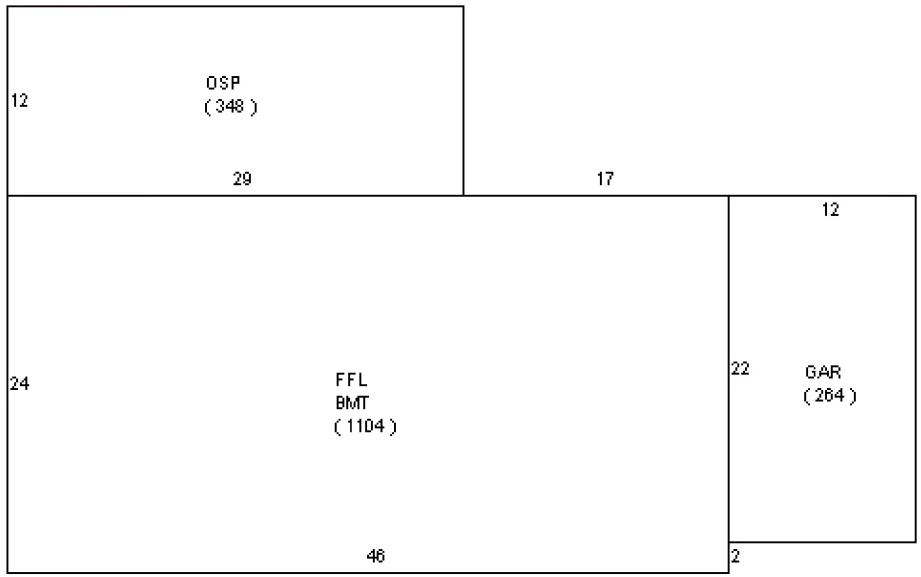
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	155.71
Special Features:	0	Val/Su Net:	95.60
Final Total:	269600	Val/Su SzAd	244.20

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,104	54.920	60,629
FFL	First Floor	1,104	128.690	142,071
OSP	Screen Porch	348	23.450	8,159
GAR	Garage	264	24.550	6,482

Net Sketched Area:	2,820			Total:	217,341
Size Ad	1104	Gross Are	2820	FinArea	1822

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	65	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

071.0-0001-0014.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	